

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Tin Roof Restaurant and Bar		
	<b>Case Number</b> SR-31-18		
	<b>Transaction Number</b> 550163		
<b>OWNER</b>	<b>Name</b> Lanewood, LLC		
	<b>Address</b> 509 W. North Street		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27603	<b>Phone</b> 919-755-0025
<b>CONTACT</b>	<b>Name</b> Josh Crumpler		<b>Firm</b> Crumpler Consulting Services, PLLC
	<b>Address</b> 2308 Ridge Road		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27612	<b>Phone</b> 919-413-1704
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>	- See page 2 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.4 New Streets</a>	- See page 3 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.5 Existing Streets</a>	- See page 4 for findings	
	<input type="checkbox"/> <a href="#">Raleigh Street Design Manual</a>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
A design adjustment is being requested to seek relief of the requirement for block perimeter (UDO 8.3.2.A.2.B). The existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B).			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

## CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
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## Article 8.3, Blocks, Lots, Access

### Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

**The existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B).**

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

**The requested design adjustment conforms with the Comprehensive Plan and adopted City plans as the proposed use of the site meets the future land use plan and is designed to meet the adopted City plans.**

- C. The requested design adjustment does not increase congestion or compromise Safety;

**The requested design adjustment does not increase congestion or compromise safety as patterns are not being altered.**

- D. The requested design adjustment does not create any lots without direct street Frontage;

**All lots that are adjacent to the site have frontage along the public right of way.**

- E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

**The presence of existing buildings and the site layout of developed properties prohibits meeting the block perimeter.**

# Individual Acknowledgement



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STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Royal Comer, a Notary Public do hereby certify that  
Charles Long personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

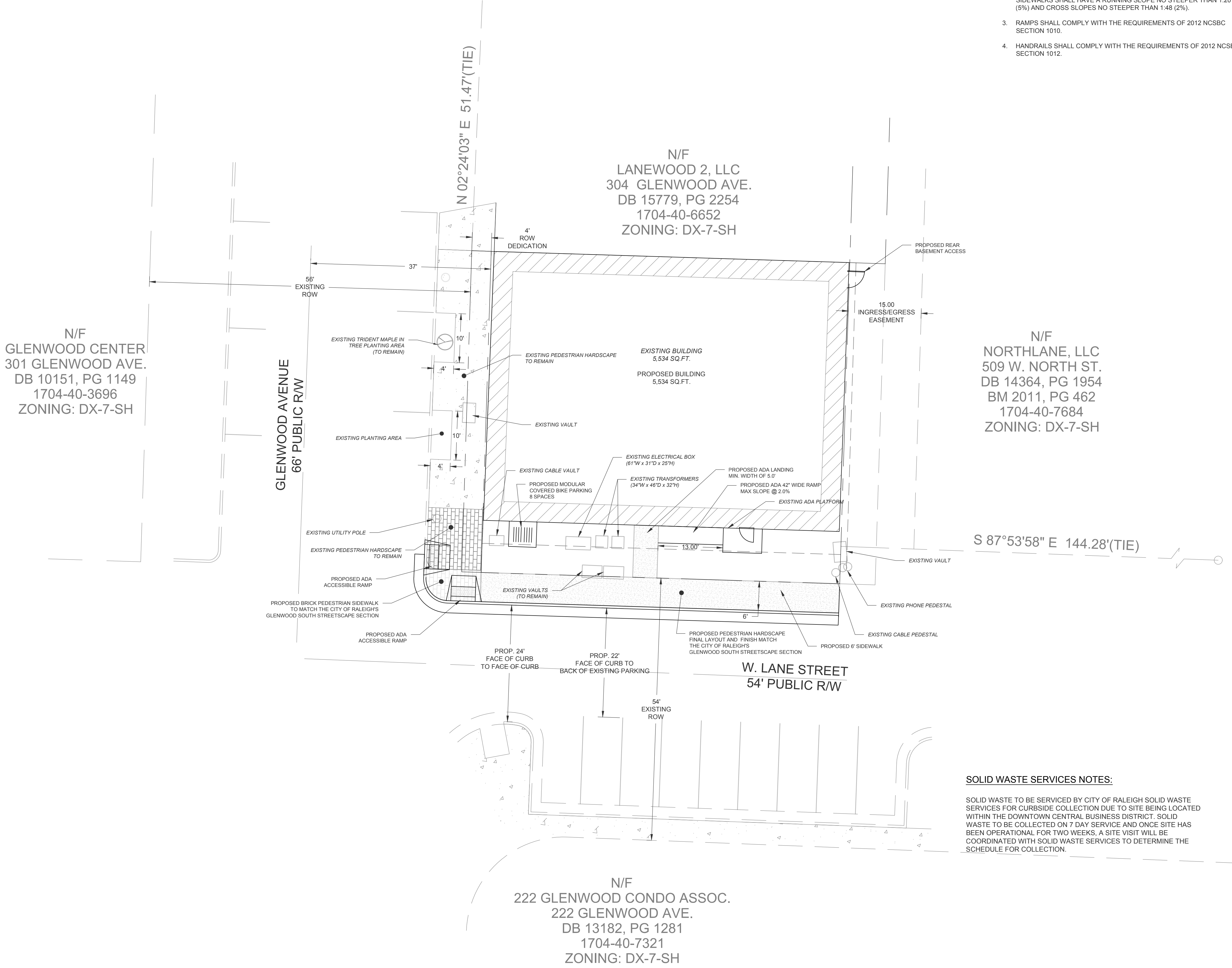
This the 21 day of August, 2018.



Notary Public Royal Comer

My Commission Expires: 1/21/2023





ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK SIDEWALK

SUMMARY INFORMATION

**DEVELOPMENT NAME:** TIN ROOF RESTAURANT AND BAR  
**SITE ADDRESS:** 300 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA  
**PIN NUMBER:** 1704-18-40-6546  
**TOTAL ACREAGE:** 0.129 ACRES (5,610.00 SF)  
**JURISDICTION:** CITY OF RALEIGH  
**CURRENT ZONING DISTRICT:** DX-7-SH  
**EXISTING USE:** OFFICE  
**PROPOSED USE:** RESTAURANT/BAR  
**EXISTING BUILDING SQUARE FOOTAGE:** 5,534SF  
**PROPOSED BUILDING SQUARE FOOTAGE:** 5,534SF  
**BUILDING SETBACKS:**  
FRONT: 3'  
SIDE STREET: 3'  
SIDE: 0' OR 6'  
REAR: 0' OR 6'  
**PARKING SETBACKS:**  
FRONT: 10'  
SIDE STREET: 10'  
SIDE: 0' OR 3'  
REAR: 0' OR 3'  
**PRE DEVELOPMENT IMPERVIOUS AREA (AC):** 0.136 AC  
**POST DEVELOPMENT IMPERVIOUS AREA (AC):** 0.125 AC  
**OUTDOOR AMENITY AREA REQUIRED (10%):** 561.0 SF  
**OUTDOOR AMENITY AREA PROVIDED (10%):** 00.00 SF\*  
\*VARIANCE REQUEST HAS BEEN APPROVED (A-47-18)  
**PARKING CALCULATIONS:**  
1 PER 150 GROSS FLOOR AREA  
10,000 SF EXEMPT FOR NONRESIDENTIAL USE  
**EXISTING PARKING:**  
N/A  
**REQUIRED PARKING:**  
-1 PARKING SPACES PER 150SF OF GROSS FLOOR AREA OR  
1 PER 5 SEATS  
-5,534SF/150SF=37 SPACES REQUIRED  
**PROPOSED PARKING:**  
0 PARKING SPACES PER NONRESIDENTIAL  
USE UDO SECTION 7.1.3.A.1.D  
**BIKE PARKING REQUIRED:** 4 SHORT TERM, 4 LONG TERM  
**BIKE PARKING PROVIDED:** 4 SHORT TERM, 4 LONG TERM  
**OWNER/DEVELOPER:**  
TIN ROOF  
1516 DEMONBREUN STREET  
NASHVILLE, TENNESSEE 37203  
**ENGINEER:**  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSH CRUMPLER, PE  
2308 RIDGE ROAD  
RALEIGH, NORTH CAROLINA 27612  
(919) 413-1704

SOLID WASTE SERVICES NOTES:

SOLID WASTE TO BE SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES FOR CURBSIDE COLLECTION DUE TO SITE BEING LOCATED WITHIN THE DOWNTOWN CENTRAL BUSINESS DISTRICT. SOLID WASTE TO BE COLLECTED ON 7 DAY SERVICE AND ONCE SITE HAS BEEN OPERATIONAL FOR TWO WEEKS. A SITE VISIT WILL BE COORDINATED WITH SOLID WASTE SERVICES TO DETERMINE THE SCHEDULE FOR COLLECTION.

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., PA, DATED 03/15/18.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078600J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.

**CRUMPLER**  
Consulting Services, PLLC

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
F-1535



ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	04/25/18	CITY OF RALEIGH COMMENTS
2	05/07/18	CITY OF RALEIGH COMMENTS
3	07/30/18	CITY OF RALEIGH COMMENTS

SITE PLAN

**TIN ROOF RESTAURANT AND BAR**  
300 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18003  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 04/02/18  
SCALE: 1" = 10'

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